



11 EXECUTIVE DRIVE
HUDSON, NH

AVAILABLE FOR SALE OR LEASE
FULLY AIR-CONDITIONED INDUSTRIAL PROPERTY

56,595 SF
5.01 AC

PROPERTY OVERVIEW

11 Executive Drive is comprised of two industrial buildings totaling 56,595± SF in Hudson, NH. The front building was built in 1976 and totals 37,610 SF. In addition, the front building has 18' clear heights, 3 loading docks and 1 overhead door. The back building was built in 1981 and totals 18,985 SF. The back building has 16' clear heights and one overhead door. The buildings are serviced by municipal water & sewer and are heated by natural gas. The office space is fully air-conditioned. There are 112 parking spaces.

11 Executive Drive is well located within the Sagamore Industrial Park and features corporate neighbors like Life Is Good, OnSemi, Crate & Barrell, & Integra Biosciences. The property also sits in the Economic Revitalization Zone, which provides companies tax credits against their annual business profits and enterprise taxes. The location offers quick highway access to major routes including Route 3, I-93 and I-495. The Manchester-Boston Regional Airport is only 15 miles from the property.

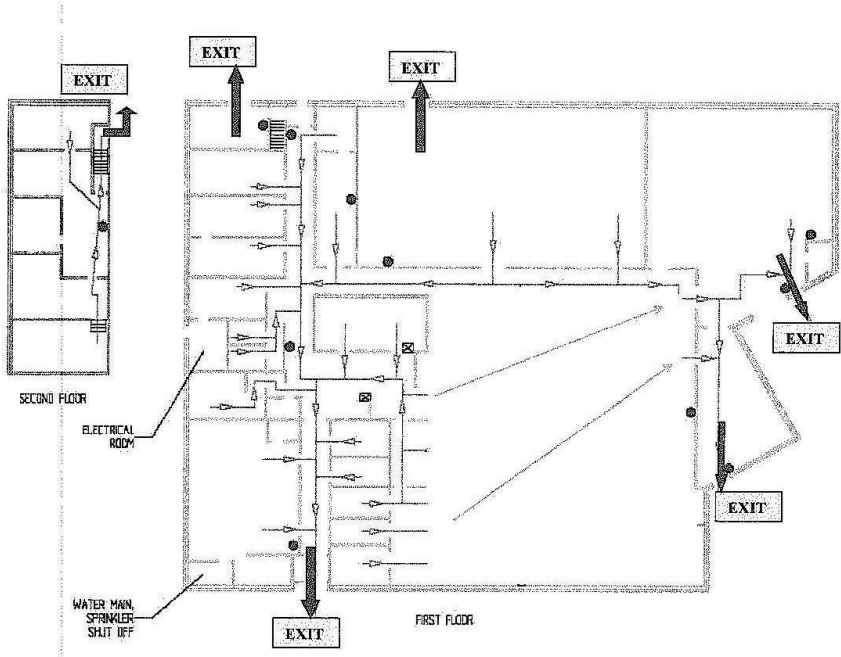
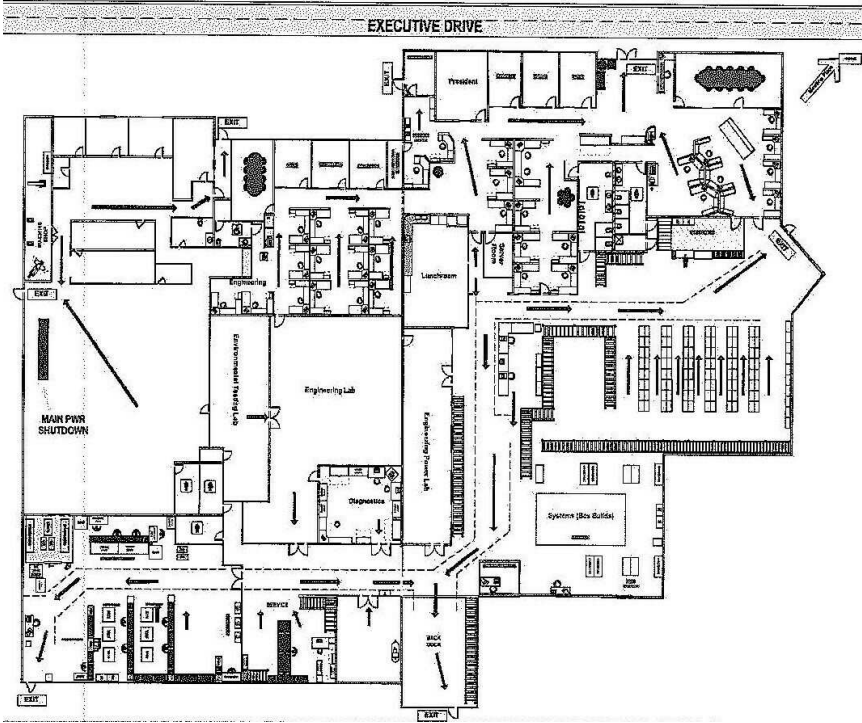


PROPERTY HIGHLIGHTS

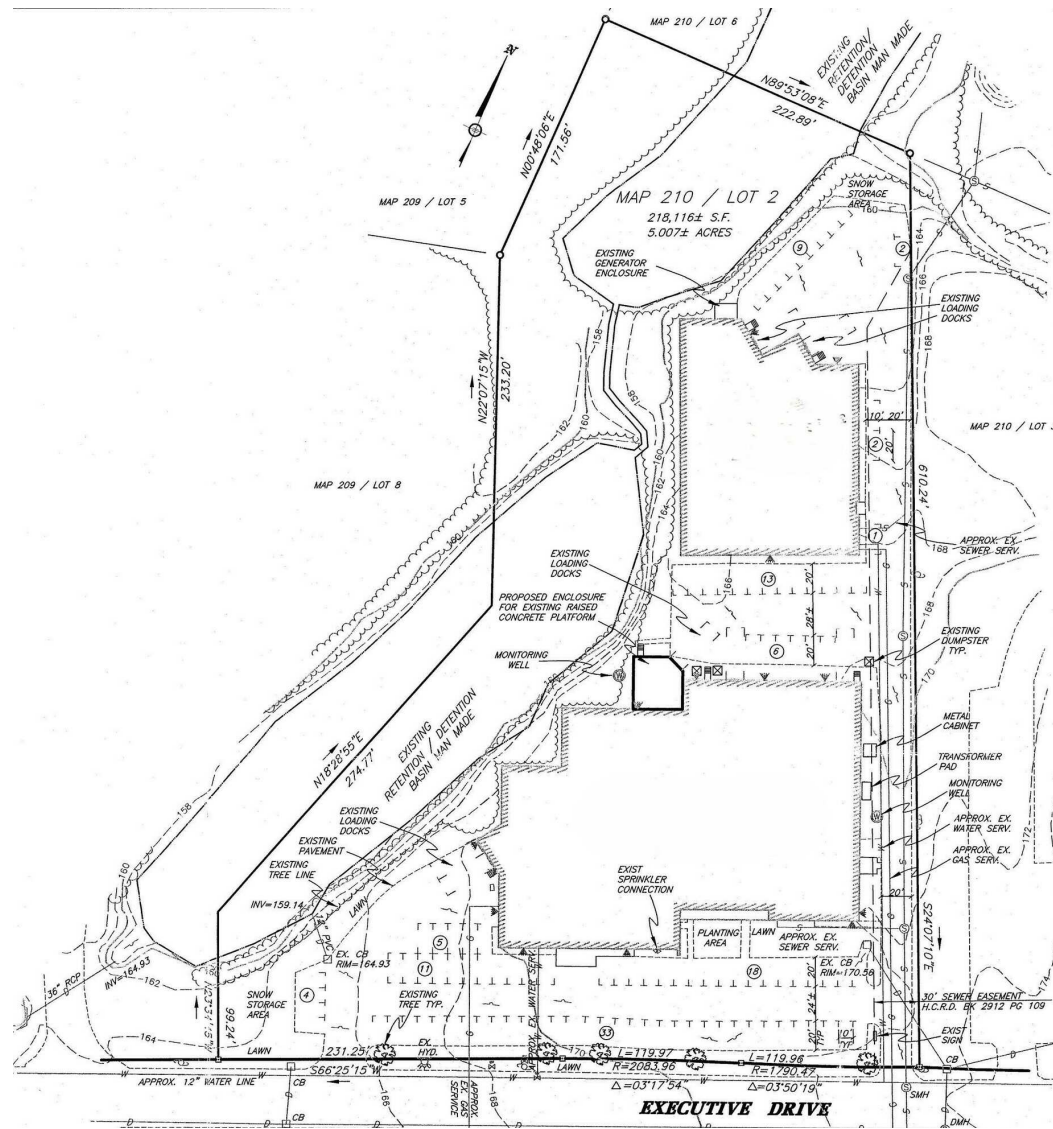
- 56,595± SF Total: 37,610 SF Front Bldg. / 18,985 SF Back Bldg.
- 6,900 SF office space in Front Bldg.
- 5.01 AC lot size
- Built in 1976 (Front Bldg.) & 1981 (Back Bldg.), Metal construction
- TPO roof - Front Bldg. 2018 / Back Bldg. 2011
- Front Bldg. - 18' ceiling height / Back Bldg. - 16' ceiling height
- Front Bldg. – 3 docks, 1 overhead door / Back Bldg. – 1 overhead door
- 1-ton stationary crane in Front Bldg.
- LED lighting in Front Bldg. / T12 fixtures in Back Bldg.
- Building A: Primary V - 34.5 kV, Transformers - (2), T1, Capacity - 750 kVA, Secondary V - 480V, Phase - 3, Amps - 902, T2, Capacity - 300 kV, Secondary V - 208V, Phase - 3 Amps, 833.
Building B: Primary V - 13.8 kV, Transformers - (3), 167 kVA each, single-phase, Total Capacity - 500 kVA, Secondary V - 480V, Phase - 3, Amps - 601A.
Power supplied by Eversource
- Kaeser air compressor, 125 PSI/28CFM
- Fire Protection - Sprinkler systems, annunciator panels, exit signs, emergency lights
- Security - Wane Alarm, keypad, motion sensors
- 112 parking spaces
- 2023 taxes - \$65,208.44 (\$1.16/SF)
- Located in the Economic Revitalization Zone



FLOOR PLANS



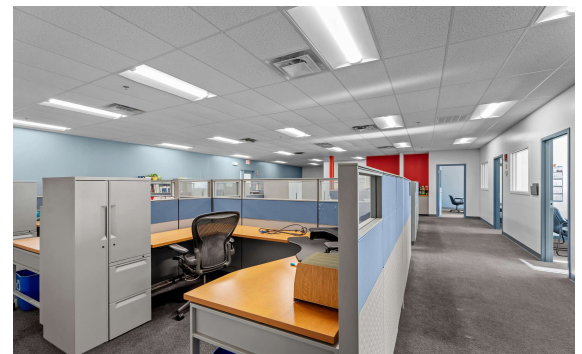
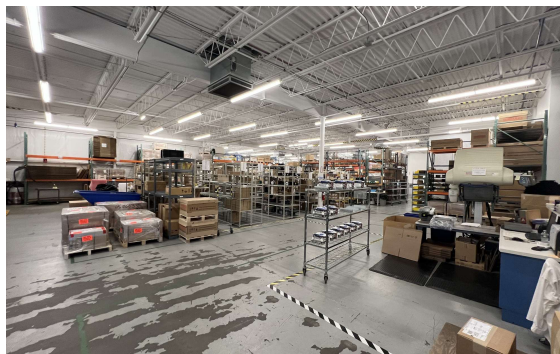
SITE PLANS



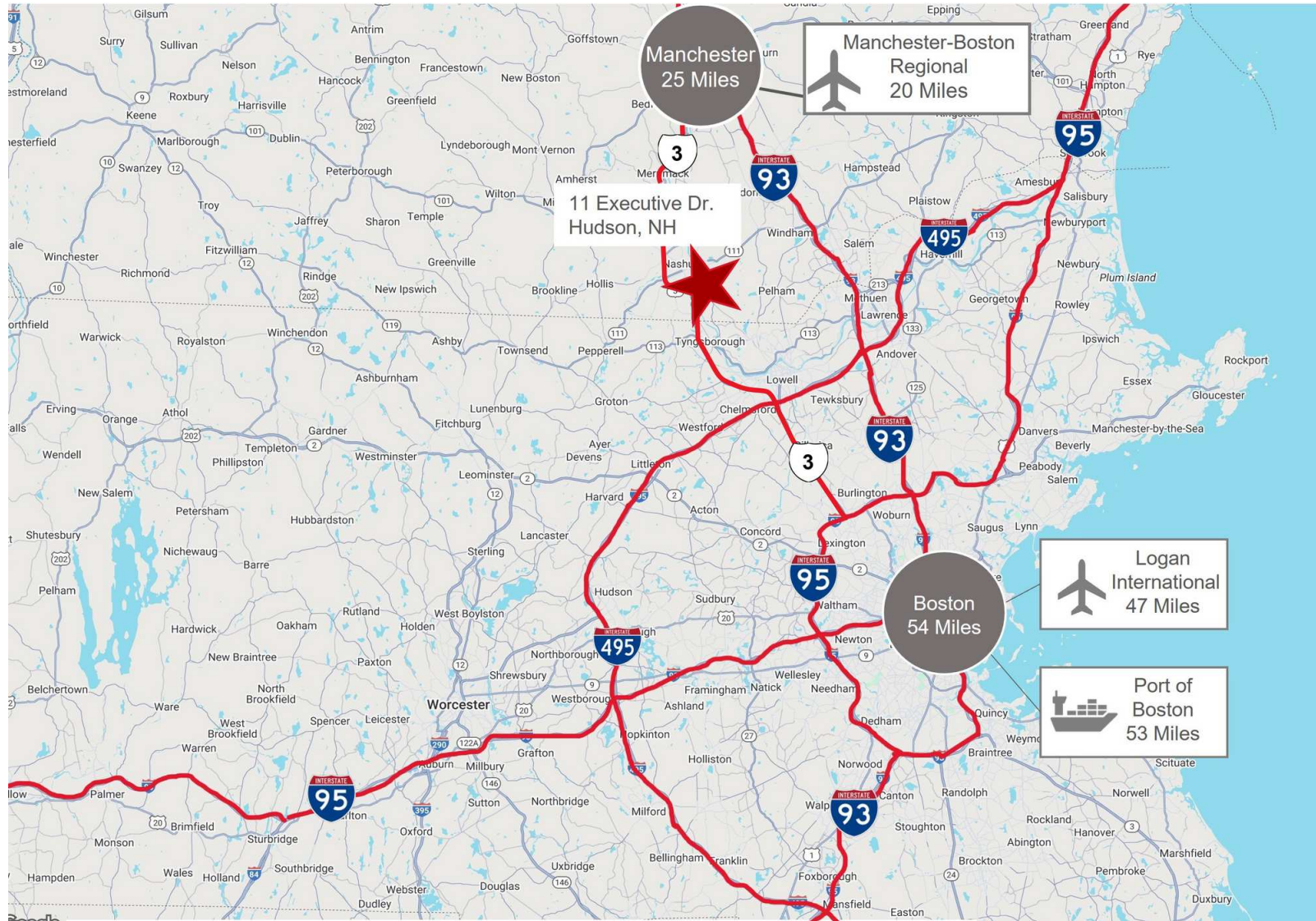
EXTERIOR PHOTOS



INTERIOR PHOTOS



LOCATION MAP



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